

107.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

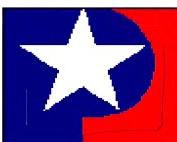
CARD ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,734,800 / 1,734,800

USE VALUE: 1,734,800 / 1,734,800

ASSESSED: 1,734,800 / 1,734,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCDONALD BRIAN P & PATRICIA A
Owner 2:	
Owner 3:	

Street 1:	53 LANTERN LN
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -
Owner 2:	-

Street 1:	98 RICHFIELD RD
Twn/City:	ARLINGTON

St/Prov:	MA
Cntry:	

Postal:	02474
Type:	

NARRATIVE DESCRIPTION

This parcel contains .24 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 4748 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10465		Sq. Ft.	Site		0	70.	0.70	4									513,767						513,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10465.000	1,220,600	400	513,800	1,734,800		68349
							GIS Ref
							GIS Ref
							Insp Date
							08/30/18

PREVIOUS ASSESSMENT								Parcel ID	107.0-0004-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,220,600	400	10,465.	513,800	1,734,800		Year end	12/23/2021
2021	101	FV	223,000	400	10,465.	513,800	737,200		Year End Roll	12/10/2020
2020	101	FV	223,000	400	10,465.	513,800	737,200		Year End Roll	12/18/2019
2019	101	FV	188,700	400	10,465.	513,800	702,900		Year End Roll	1/3/2019
2018	101	FV	188,700	400	10,465.	440,400	629,500		Year End Roll	12/20/2017
2017	101	FV	188,700	400	10,465.	411,000	600,100		Year End Roll	1/3/2017
2016	101	FV	188,700	400	10,465.	352,300	541,400		Year End	1/4/2016
2015	101	FV	187,800	400	10,465.	315,600	503,800		Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif								Notes
CARNEY JOHN A,	1580-101	1	10/13/2021		1,800,000	No	No									
CAMPBELL CHERYL	1566-14		12/1/2020	Change>Sale	785,000	No	No									
CAMPBELL PAUL H	1495-37		8/16/2016	Convenience		1	No	No								
CAMPBELL PAUL/E	1039-129		1/1/1901	Family		No	No	A								

BUILDING PERMITS												ACTIVITY INFORMATION													
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name										
2/23/2021	188	Addition	160,000	O								11/10/2021	SQ Mailed	MM	Mary M										
												1/12/2021	SQ Mailed	MM	Mary M										
												8/30/2018	MEAS&NOTICE	CC	Chris C										
												6/1/2009	Info At Door	189	PATRIOT										
												4/18/2000	Inspected	276	PATRIOT										
												11/10/1999	Mailer Sent												
												10/26/1999	Measured	243	PATRIOT										
												8/21/1991		KT											

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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